

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JUNE 27, 2013**

**PRESENT:** Frank A. de la Fe, Hunter Mill District  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Mason District  
James R. Hart, Commissioner At-Large  
Janyce N. Hedetniemi, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large

**ABSENT:** Jay P. Donahue, Dranesville District  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District

//

The meeting was called to order at 8:23 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

**COMMISSION MATTERS**

Chairman Murphy announced his intent to defer the public hearing for application, RZ 2013-SP-005, MH1 Spring Lake, LLC, originally scheduled for Thursday, July 25, 2013, to a date certain of Wednesday, September 18, 2013. He added that the public hearing for the concurrent Special Permit Amendment, SPA 76-S-200-02, to be heard before the Fairfax County Board of Zoning Appeals, would be deferred to Wednesday, September 25, 2013.

//

**COMPLIANCE WITH PROFFER 11J ON RZ/FDP 2011-MV-031 – MIDATLANTIC REALTY PARTNERS, LLC**

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION FIND THAT THE ELEVATION PREPARED BY SK&I, TITLED METROVIEW-EAST ELEVATION DATED JUNE 19, 2013 FOR THE RESIDENTIAL BUILDING, IS IN ACCORDANCE WITH PROFFER 11J OF RZ 2011-MV-031, SUBJECT TO THE LANDSCAPING SHOWN ON SHEET 40 OF THE SITE PLAN, AS REVISED THROUGH MAY 21, 2013.

Commissioner Sargeant seconded the motion which carried by a vote of 9-0. Commissioners Donahue, Lawrence, and Litzenberger were absent from the meeting.

//

2232A-H00-41-1 – SPRINT, 12052 N. Shore Drive, Reston

Chairman Murphy MOVED APPROVAL OF THE CONSENT AGENDA ITEM.

Without objection, the motion carried by a vote of 9-0. Commissioners Donahue, Lawrence, and Litzenberger were absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Hall established the following order of the agenda:

1. AF 2013-SP-001 – JOHN T. KINCHELOE; MARY T. KINCHELOE, TRUSTEE; JOHN T. KINCHELOE, TRUSTEE; JEAN NELSON KINCHELOE SWIM; 13219 YATES FORD ROAD, LLC
2. AR 2004-SP-001 – MARK A. AND LISA K. KOSTERS, MARVIN H. KOSTERS AND BONNIE M. KOSTERS, TRUSTEES
3. FDPA 94-H-011 – WILLIAM AND WHITNEY BABASH
4. PRC C-377 – FAIRFAX COUNTY PUBLIC SCHOOLS (Hunter Mill District)

This order was accepted without objection.

//

The first two public hearings were in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman de la Fe.

//

AF 2013-SP-001 – JOHN T. KINCHELOE; MARY T. KINCHELOE, TRUSTEE; JOHN T. KINCHELOE, TRUSTEE; JEAN NELSON KINCHELOE SWIM; 13219 YATES FORD ROAD, LLC – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983, to permit renewal of previously-approved agricultural and forestal districts. Located at 7821 Kincheloe Road, 7900 My Way and 13219 Yates Ford Road, Clifton, on approx. 374.29 ac. of land zoned R-C and WS. Tax Map 85-1 ((6)) 1, 2Z, 4; 85-3 ((1)) 5Z, 6Z, 7Z; 85-3 ((2)) 18Z, 19Z, 20Z, 48Z-53Z; 85-4 ((1)) 1Z, 10Z, 20Z, 21Z, 22Z, 23Z; 85-4 ((6)) 2Z and 3Z.  
SPRINGFIELD DISTRICT. PUBLIC HEARING

Commissioner Murphy asked that Vice Chairman de la Fe ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore,

Vice Chairman de la Fe closed the public hearing and recognized Commissioner Murphy for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AF 2013-SP-001 AND AMEND APPENDIX E OF THE FAIRFAX COUNTY CODE TO ESTABLISH THE KINCHELOE STATEWIDE AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS DATED MAY 15, 2013.

Commissioner Hall seconded the motion which carried by a vote of 9-0. Commissioners Donahue, Lawrence, and Litzenberger were absent from the meeting.

//

AR 2004-SP-001 – MARK A. AND LISA K. KOSTERS,  
MARVIN H. KOSTERS AND BONNIE M. KOSTERS,  
TRUSTEES – Appl. authorized by Chapter 115 (County Code),  
effective June 30, 1983, to permit renewal of a previously  
approved agricultural and forestal district. Located 13120 Cedar  
Ridge Dr., Clifton, on approx. 20.3 ac. of land zoned R-C and WS.  
Tax Map 75-1 ((8)) 6Z; 75-1 ((10)) 7Z, 8Z, and 9Z.  
SPRINGFIELD DISTRICT. PUBLIC HEARING

Commissioner Murphy asked that Vice Chairman de la Fe ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Vice Chairman de la Fe closed the public hearing and recognized Commissioner Murphy for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE AR 2004-SP-001 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO RENEW THE KOSTERS LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE REVISIONS DATED MAY 15, 2013.

Commissioner Hall seconded the motion which carried by a vote of 9-0. Commissioners Donahue, Lawrence, and Litzenberger were absent from the meeting.

//

At the conclusion of the case, Chairman Murphy resumed the Chair.

//

FDPA 94-H-011 – WILLIAM AND WHITNEY BABASH –  
Appl. to amend the final development plans for RZ 94-H-011 to  
permit a modification of setback requirements and associated  
changes to development conditions. Located at 12391 Brown Fox  
Way, Reston, on approx. 5,319 sq. ft. of land zoned PDH-4. Tax  
Map 25-2 ((17)) 48. HUNTER MILL DISTRICT. PUBLIC  
HEARING

Commissioner de la Fe asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 94-H-011, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 11, 2013.

Commissioner Hart seconded the motion which carried by a vote of 9-0. Commissioners Donahue, Lawrence, and Litzenberger were absent from the meeting.

//

PRC C-377 – FAIRFAX COUNTY PUBLIC SCHOOLS – Appl.  
to approve the PRC plan associated with RZ C-377 to permit an  
addition to an existing public elementary school and associated  
improvements. Located in the S.E. quadrant of the intersection of  
Sunrise Valley Dr. and Cross School Road on approx. 14.98 ac. of  
land zoned PRC. Comp. Plan Rec: Public Facilities, Governmental,  
and Institutional. Tax Map 27-1 ((3)) 2. HUNTER MILL  
DISTRICT. PUBLIC HEARING

Nicholas Rogers, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application PRC C-377.

Commissioner de la Fe stated that the original public hearing for the subject application was held on May 31, 2012, and the Planning Commission voted to defer the decision only. However, the applicant needed additional time to resolve concerns regarding the stormwater management issues that had been raised. When he asked whether these concerns had been addressed, Mr.

Rogers indicated that the provisions contained in subject application would effectively resolve the stormwater management issues on the site.

In response to additional questions from Commissioner de la Fe, Mr. Rogers stated that the proposal did not include any waivers for stormwater management regulations. A discussion ensued regarding the difficulty of implementing the applicant's previous stormwater management plan wherein Mr. Rogers confirmed that the revised provisions would detain the stormwater runoff on-site for two-year and ten-year storm events.

Responding to questions from Commissioner Migliaccio, Mr. Rogers explained that Development Condition Number 11 was added because additional analysis was required at the PRC plan level. He added that the Department of Public Works and Environmental Services had requested this information and the condition would ensure that this information would be provided. (A copy of the revised Development Conditions dated June 20, 2013 is in the date file.)

Answering questions from Commissioner Hurley, Mr. Rogers deferred to the applicant for more information on the underground stormwater detention vault that would be utilized on the subject property and reiterated that the proposal did not contain any waivers for stormwater management regulations. He then indicated that there would be some waivers included at the time of site plan review, but noted that they would be minor.

Commissioner Hurley asked why Development Condition Numbers 3 and 4 from the original staff report dated May 17, 2013 had been removed. Mr. Rogers stated that after meeting with the applicant and Commissioner de la Fe, the applicant agreed to re-add Development Condition Number 3 to install 27 parking spaces in the proposed drive aisle before the Board of Supervisors' public hearing. He then explained that Development Condition Number 4 was removed because the applicant had obtained a sight distance waiver after the previous public hearing.

In response to questions from Commissioner Hart, Mr. Rogers indicated that the stormwater management access road mentioned in Development Condition Number 12 would not conflict with any conservation easements. He also said that the access road would be constructed of a non-erodible surface, such as asphalt. In addition, he confirmed that this road was not likely to incur significant traffic and could be constructed of a pervious surface, but deferred to the applicant for more details. A brief discussion ensued between Commissioner Hart and Mr. Rogers regarding testimony from the previous public hearing that raised concern about the eroded condition of the off-site channels wherein Mr. Rogers stated that since the applicant would be detaining its stormwater runoff on-site, the Public Facilities Manual did not require off-site channel stabilization.

Replying to additional questions from Commissioner Hart, Mr. Rogers said that the applicant had met with Alice Deering, who testified at the previous public hearing, and she supported the proposal. He added that while the applicant had not spoken to the Reston Association (RA), they had not expressed any concerns about the proposal. He then explained that the stormwater that accumulated in the underground stormwater vault would be directed to an on-site infiltration trench, which would allow the water to percolate into the water table, thereby diverting it from the off-site channels. In addition, Mr. Rogers stated that in the event of a severe storm, such as a

100-year storm, some of the water would flow into the channels, but most of the water would drain from the property as sheet flow.

Referencing page 21 of the original staff report, Commissioner Hedetniemi asked how the expected increase in school staff to 106 would affect the parking requirements on the site. Mr. Rogers pointed out that there had been a discrepancy between the staffing figures shown on the plan and what was shown on the school's website; therefore, the applicant revised the figures to more accurately reflect the facility's staffing needs. In addition, he said that staff had concluded that an increase in parking was justified.

In response to a follow-up question from Commissioner Hedetniemi, Sunny Sarna, representing Fairfax County Public Schools (FCPS), stated that the school would maintain a staff of 114.

Responding to a question from Commissioner Flanagan, Mr. Rogers indicated that the proposed drive aisle for the kiss-and-ride at the school would eliminate the stacking that currently occurred on Cross School Road during arrival and departure times. He added that the drive aisle would accommodate approximately 50 to 60 vehicles.

Steve Nicholson, Office of Design and Construction Services, FCPS, addressed Commissioner Hart's question regarding the stormwater management access road, stating that the applicant would utilize a pervious surface. He then addressed Commissioner Hurley's question about the proposed underground detention vault, describing its design and materials. He also stated that the applicant had met with the RA Design Review Board, noting that it supported the applicant's stormwater management plan. In addition, he explained that the RA and the adjacent property owners did not support any stabilization of the off-site outfalls. He added that the applicant had met with these property owners and they understood the existing stormwater conditions in the area.

Answering questions from Commissioner de la Fe, Mr. Nicholson stated that the stormwater runoff for two-year and ten-year storms would be detained on-site, adding that the runoff stored in the system would be gradually released and allowed to percolate into the ground, thereby diverting it from off-site channels. He also confirmed that while the parking lot would not consist of pervious materials, the site was designed to direct the runoff to areas with pervious pavement. Mr. Nicholson also added that certain parking spaces would be designated for carpools.

In reply to questions from Commissioner Flanagan, Mr. Nicholson confirmed that stormwater flowing from the roof of the school and the parking lot would flow into the proposed stormwater detention facility. He also indicated that the infiltration trench would capture sheet flow from severe 100-year storm events, but a small amount would still drain off-site. In addition, he said that the athletic fields on the subject property would contain yard inlets which would direct the stormwater runoff into the infiltration trench. Mr. Nicholson then indicated that runoff on the rest of the site would be drained towards pervious surfaces for normal drainage. A brief discussion ensued between Commissioner Flanagan and Mr. Nicholson about how the acreage of the subject property was divided.

Referencing Development Condition Number 3 in the original staff report again, Commissioner Hurley pointed out safety concerns from vehicles backing out from the parking spots along the

drive aisle that would occur primarily during arrival and dismissal times at the school; therefore, she requested that additional language be added to restrict the movement of parked vehicles during these periods. Mr. Nicholson agreed to these revisions and stated that FCPS would analyze the parking provisions to ensure their effectiveness.

Chairman Murphy called for speakers but received no response; therefore, he noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PRC C-377, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 20, 2013, INCLUDING AN ADDITIONAL DEVELOPMENT CONDITION THAT WOULD REQUIRE THE FOLLOWING:

- RESERVE AND IDENTIFY THE 27 PARKING SPACES LOCATED ALONG THE KISS-AND-RIDE LANE FOR EMPLOYEE PARKING AND LOADING OR UNLOADING ACTIVITIES ASSOCIATED WITH THE SCHOOL AGE CHILD CARE PROGRAM; AND
- RESTRICT THE ABILITY OF VEHICLES TO ENTER AND EXIT THESE SPACES DURING ARRIVAL AND DISMISSAL TIMES AT THE SCHOOL TO ADDRESS SAFETY CONCERN.

Commissioners Flanagan and Hart seconded the motion which carried by a vote of 9-0. Commissioners Donahue, Lawrence, and Litzenberger were absent from the meeting. Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE PUBLIC FACILITIES MANUAL'S TRAIL REQUIREMENT IN FAVOR OF THE PROPOSED WALKWAY ALONG CROSS SCHOOL ROAD TO ALLOW REDUCTIONS IN THE MINIMUM CLEAR ZONE, IN ACCORDANCE WITH THE DEVELOPMENT CONDITIONS.

Commissioners Flanagan and Hart seconded the motion which carried by a vote of 9-0. Commissioners Donahue, Lawrence, and Litzenberger were absent from the meeting.

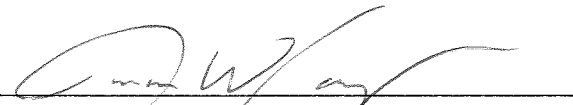
//

The meeting was adjourned at 9:17 p.m.  
Peter F. Murphy, Chairman  
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved on: July 17, 2014

  
\_\_\_\_\_  
John W. Cooper, Clerk to the  
Fairfax County Planning Commission